

Mayor

# Christopher B. Coleman,

# **Saint Paul Planning Commission**

City Hall Conference Center Room 40 15 Kellogg Boulevard West

# Steering Committee Meeting - 8:00 a.m., Room 41

# Agenda

August 27, 2010 8:30 – 11:00 a.m.

Saint Paul

Planning Commission

I. Approval of minutes of August 13, 2010

Chair

Kathi Donnelly-Cohen

First Vice Chair

Jon Commers

Second Vice Chair Kristina Smitten

Secretary

Brian Alton Pat Connolly

Gene Gelgelu Bree Halverson

Richard Kramer

Paula Merrigan Gaius Nelson

Terri Thao

Jun-Li Wang

Daniel Ward II

Barbara A. Wencl David Wickiser Roxanne Young

Anthony Schertler Kristina Smitten Robert Spaulding

Anthony Fernandez

Marilyn J. Porter

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

# **NEW BUSINESS**

#10-614-375 Lilydale Regional Park — Conditional Use Permit to allow removal of contaminated and structurally deficient soil and replacement fill in the Floodway. 0 Annapolis Street West (Lilydale Park), North of Ramsey and Dakota County border, west of Chicago, Saint Paul, Minneapolis, and Omaha RR. (Josh Williams, 651/266-6659)

V. Comprehensive Planning Committee

Amendment to the Redevelopment Plan for the Saint Paul Neighborhood Project Area – This is the fifth amendment to the Redevelopment Plan for the Saint Paul Neighborhood Project Area; the amendment is to the map for the Saint Paul Neighborhood Project Area. (Amy Filice, 651/266-6568)

VI. Rebuild Saint Paul – An informational presentation about this new City initiative highlighting 15 building projects in Saint Paul, by Janelle Tummel, PED staff. (Janelle Tummel, 651/266-6549)

Planning Director Donna Drummond

VII. Neighborhood Planning Committee

VIII. Communications Committee

IX. Task Force Reports

X. Old Business

XI. New Business

XII. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

# Saint Paul Planning Commission & Heritage Preservation Commission MASTER MEETING CALENDAR

# **WEEK OF AUGUST 23-27, 2010**

Mon	(23)			
			_	-
Tues	(24)			
		4:00- 5:30 p.m.	Comprehensive Planning Committee (Penelope Simison, 651/266-6554)	Room 1106-CHA 25 Fourth Street W.
			Amendment to the Redevelopment Plan for the Saint I This is the fifth amendment to the Redevelopment Plan Project Area; the amendment is to the map for the Sain	n for the Saint Paul Neighborhood
			State law requires that a redevelopment plan must be state City for its review and for a written opinion that the City's Comprehensive Plan. The resolution will be Commission meeting on August 27. (Amy Filice, 651)	e redevelopment plan conforms to e considered at the Planning
			Currency Exchange/Industrial Loan and Thrift Study Zoning Study of currency exchanges, industrial loan and thrift businesses, and other alternative financial establishments as directed by City Council Resolution 09-1349. Staff report and proposed text amendments. (Ryan Kelley 651/266-6562, and Patricia James, 651/266-6639)	
		5:00- 7:00 p.m.	Property Owner Information and Input Sessions Central Corridor/Traditional Neighborhood Zoning Study	Central Corridor Resource Center 1080 University Avenue W. (south side of University)
		,	See preliminary rezoning recommendations and provide ideas, comments, and questions on rezoning in the Central Corridor area. This is an informal public discussion process to get community input prior to finalizing staff recommendations to the Planning Commission.	
			Information about proposed zoning for individual properties can be found on the website listed below.	
			For questions, visit <a href="www.stpaul.gov/centralcorridor">www.stpaul.gov/centralcorridor</a> and click on Central Corridor Zoning <a href="mailto:CentralCorridor-Zoning@ci.stpaul.mn.us">Study or send an email to: CentralCorridor-Zoning@ci.stpaul.mn.us</a> .	

Weds

5:00 p.m. Heritage Preservation Commission

Room 40 City Hall Lower Level Enter building on 4<sup>th</sup> Street 15 W. Kellogg Blvd.

# Permit Review/Public Hearing

**2242 University Avenue**, University-Raymond Commercial Historic District, by Jaeger Construction LLC, for a wrecking permit to demolish the boiler room and partial loading dock to expand the parking lot. File #10-035 (Spong, 651/266-6714)

771-775 Raymond Avenue, University-Raymond Commercial Historic District, by Kiehm Construction, for a building permit to remove and reinstall brick storefronts and replace the windows and doors. File #10-036 (Boulware, 651/266-6715)

779 E. Sixth Street, Dayton's Bluff Historic District, by Minnesota Housing Construction, for an After-the Fact building permit to remove old windows and alter the front porch. File #10-037 (Boulware, 651/266-6715)

**255 E. Kellogg Boulevard,** Lowertown Historic District, by Cermak Rhoades Architects, for a building permit to replace all windows on the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors. File #10-038 (Spong, 651/266-6714)

**1411 Summit Avenue,** Summit Avenue West Historic District, by Craftsmen Home Improvements, for a building permit to replace the windows on the sides and rear of the house. File #10\*039 (*Boulware*, 651/266-6715)

# **Committee Reports**

3M Committee update (*Trimble, Mazanec*)
Public Safety Building update (*Manning, Igo*)

# 7:30- Property Owner Information and Input Sessions 9:30 a.m. Central Corridor/Traditional Neighborhood Zoning Study

Central Corridor
Resource Center
1080 University Avenue W.
(south side of University)

See preliminary rezoning recommendations and provide ideas, comments, and questions on rezoning in the Central Corridor area. This is an informal public discussion process to get community input prior to finalizing staff recommendations to the Planning Commission.

Information about proposed zoning for individual properties can be found on the website listed below.

For questions, visit <u>www.stpaul.gov/centralcorridor</u> and click on Central Corridor Zoning Study or send an email to: CentralCorridor-Zoning@ci.stpaul.mn.us.

Fri (27)

8:00 a.m. Planning Commission Steering Committee

(Donna Drummond, 651/266-6556)

Room 41 City Hall Conference Center 15 Kellogg Blvd.

8:30- Planning Commission Meeting 11:00 a.m. (Donna Drummond, 651/266-6556)

Room 40 City Hall Conference Center 15 Kellogg Blvd.

Zoning...... SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

# **NEW BUSINESS**

#10-614-375 Lilydale Regional Park – Conditional Use Permit to allow removal of contaminated and structurally deficient soil and replacement fill in the Floodway. 0 Annapolis Street West (Lilydale Park), North of Ramsey and Dakota County border, west of Chicago, Saint Paul, Minneapolis, and Omaha RR. (Josh Williams, 651/266-6659)

Comprehensive Planning
Committee.....

Amendment to the Redevelopment Plan for the Saint Paul Neighborhood Project Area – This is the fifth amendment to the Redevelopment Plan for the Saint Paul Neighborhood Project Area; the amendment is to the map for the Saint Paul Neighborhood Project Area. (Amy Filice, 651/266-6568)

Informational Presentation...

<u>Rebuild Saint Paul</u> – An informational presentation about this new City initiative highlighting 15 building projects in Saint Paul, by Janelle Tummel, PED staff. (*Janelle Tummel*, 651/266-6549)

# Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

# Minutes August 13, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, August 13, 2010 at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Donnelly-Cohen, Halverson, Merrigan, Smitten, Wang, Wencl, and

Present: Young; and

Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson,

Spaulding, and Ward.

Commissioners
Absent:

Mmes. \*Porter, \*Thao, and Messrs. \*Schertler, and \*Wickiser

\*Excused

Also Present:

Lucy Thompson, Patricia James, Amy Spong, Christina Boulware, Josh Williams, Ryan Kelley, Joey Larson, and Sonja Butler, Department of Planning

and Economic Development staff.

I. Approval of minutes July 30, 2010.

MOTION: Commissioner Commers moved approval of the minutes of July 30, 2010. Commissioner Alton seconded the motion. The motion carried unanimously on a voice vote.

## II. Chair's Announcements

Chair Donnelly-Cohen announced that Commissioner Thao gave birth on 8/8/10 to a baby boy weighing 8lbs 2oz and his is name Touly Alexander Thao. The family is doing well and his sister Elena loves him already.

# III. Planning Director's Announcements

Lucy Thompson (filling in for Donna Drummond) announced that on 8/4/10 City Council approved amendments to the Fitzgerald Park Precinct Plan. Also City Council adopted two resolutions authorizing PED to submit Livable Communities applications to the Metropolitan Council; one resolution was for the pre-development grants, and one for the development grants. Three development grant applications were submitted: 1) Fifth Street Lofts, for a green roof and public realm improvements around the building; 2) West Side Flats, for utility relocation and a retaining wall; 3) PPL project on West 7<sup>th</sup>, for the relocation of utility lines, demolition and site preparation. Two pre-development grant applications were submitted: Prior/University for a Stormwater Master Plan; and 2) Phalen Village, for environmental work, a market study and urban design work.

On 8/11/10, the City Council adopted the Hookah Ordinance on a unanimous vote and approved the combined plat for Carondolet Village.

Ms. Thompson distributed an event announcement for two upcoming meetings with property owners for the Central Corridor/Traditional Neighborhood Zoning project. Staff have already had a couple of general open house meetings and met with developers.

Finally, there will be a kick-off meeting Tuesday, 8/17/10 for the Great River Park Master Plan at the Wiggington Pavilion from 5:00-8:30 p.m., followed by the premier screening of "The River is Life," a documentary of two men traveling the Mississippi from Itasca to the Gulf of Mexico.

# IV. Zoning Committee

SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

Three items came before the staff Site Plan Review Committee on Tuesday, August 10, 2010.

- Minnesota Asphalt Maintenance, grade and pavement lot rehab at 92 Ivy Avenue West
- Beacon Bluff demo and grading, remove parking lot, soil work, replace city sidewalk at 915 East Minnehaha Avenue
- LRT Operations and Maintenance Facility, reuse of old Gillette site at 310 5<sup>th</sup> Street East

# **NEW BUSINESS**

#10-603-211 Zamzam Inc — Rezoning from RM1 Low-Density Multiple-Family Residential to B1 Local Business. 1555 Maryland Avenue East between Hazelwood and Herbert. (Josh Williams, 651/266-6659)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

Commissioner Kramer announced the agenda for the next Zoning Committee meeting on Thursday, August 19, 2010.

# V. Comprehensive Planning Committee

Chair Commers had no report.

# VI. Neighborhood and Planning Committee

<u>Initiate Zoning Study for Highland Village Commercial District</u> – Recommendation to initiate a zoning study to explore rezoning most of the parcels from B2 and B3 to TN2 Traditional Neighborhood, thereby making zoning in the area consistent with the Comprehensive Plan and District 15 Highland Park Plan Summary. (Ryan Kelley, 651/266-6562, and Merritt Clapp-Smith, 651/266-6547)

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution. The motion carried unanimously on a voice vote.

<u>Designation of Victoria Theater at 825 University Avenue as a Saint Paul Heritage Preservation</u> <u>Site</u> – Approve resolution finding designation in conformance with the Comprehensive Plan. (Amy Spong, 651/266-6714)

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution. The motion carried unanimously on a voice vote

VII. <u>2010 Saint Paul Survey Project</u> – Informational presentation on a recently approved Legacy Grant for a historic survey of the Frogtown, Payne-Phalen, and Uppertown neighborhoods (Amy Spong, 651/266-6714)

Amy Spong, Historic Preservation staff, briefed the Commission on the Legacy Grant recently approved for survey work in Saint Paul. Legacy Grant funding supports the arts, environment and historic preservation across the state. Historic Saint Paul applied for the grant in partnership with the Saint Paul Heritage Preservation Commission and the Ramsey County Historical Society, with the Department of Planning & Economic Development donating in a \$20,000 cash match. Last week, they were told the good news that they had received \$100,000 to do a survey project. The survey will cover three areas related to the Invest Saint Paul neighborhoods. The last comprehensive survey in Saint Paul was done in 1983; a lot has changed in the field of preservation and how properties are evaluated for significance. That survey looked at a lot of high-style architecture and brick homes, but not so much on workers cottages and different social/ethnic groups that settled in Saint Paul. The money received for this survey will be focused on the Payne-Phalen, Frogtown and Uppertown neighborhoods. The grant will accomplish three main things:

1) a recognizance level survey, also referred to as a Level 1. Ms. Spong explained that this is basically going door-to-door doing basic historic research, trying to find out where there are collections of buildings that have retained their architectural integrity, some historic significance or individual scattered sites around these neighborhoods;

- 2) a context study for "Neighborhoods at the Edge of the Walking City." In 2001, six context studies were completed. One of them was residential real estate development, which looked at the history of residential real estate development in neighborhoods such as Merriam Park, St. Anthony Park and Macalester Groveland. The consultants at that time said there was missing information on neighborhoods that were the first ring around the downtown core. They were not developed as a response to transportation or speculative development. A context study establishes the relative significance of neighborhoods and individual properties. It will explore all of the neighborhoods that touch on downtown and identify were there are pockets or groups of buildings that still have integrity or have some potential to be rehabilitated.
- 3) technology updates, including GIS and web-based applications for survey data. Minneapolis has been proactive in getting their survey data online for the public to get historic information on their web. We need to design a template for how we can make inventory data available to the public. We do have a lot of our inventory information connected to AMANDA, the data base that a lot of City staff use. We hope this information can be used to make good decisions about what's going to be rehabbed or demolished.

Lucy Thompson, PED staff, added that all of these activities are called for in the Preservation chapter of the Comprehensive Plan.

Commissioner Wencl announced the next Neighborhood Committee meeting on August 18, 2010 has been canceled.

#### VIII. **Communications Committee**

Commissioner Smitten had no report.

#### IX. **Task Force Reports**

Commissioner Smitten gave an update on the Smith Avenue Revitalization Task Force. There is a nice article in the Star Tribune this week on the Smith Avenue Task Force work. She said that

	the task force has gone through the housing and economic development discussion, and next month will be drafting the document. Their next meeting is on Tuesday, August 31, 2010.
X.	Old Business
	None.
XI.	New Business
	None.
XII.	Adjournment
	Meeting adjourned at 8:53 a.m.
<b>D</b>	

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,	Approved	
•	(Date)	
multhampm for		
Donna Drummond	Marilyn Porter	
Planning Director	Secretary of the Planning Commission	



CITY OF SAINT PAUL Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101

Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

# SITE PLAN REVIEW COMMITTEE

TUESDAY August 24, 2010 2nd Floor Conference Room 375 Jackson Street, Suite 218

Time Project Name and Location

9:30 Highland Pool and Bathhouse Renovation

1840 Edgcumbe Road

10:15 Shops of Maryland

1541 Maryland Ave E

Expand commercial building

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

**Parking** 

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6<sup>th</sup> Street at Jackson.

To see a map of additional nearby parking ramps go to <a href="http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html">http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html</a>

If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101

Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

# SITE PLAN REVIEW COMMITTEE

TUESDAY August 31, 2010 2nd Floor Conference Room 375 Jackson Street, Suite 218

<u>Time</u> <u>Project Name and Location</u>

9:30 Trinity Church 540 Hamline Ave N

Proposed new parking lot

10:10 The Wedding Shoppe 1205 Grand Ave

New office and parking lot

10:40 Como Regional Park Pool 1165 Lexington Pkwy N

Pool replacement/improvements

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

**Parking** 

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6<sup>th</sup> Street at Jackson.

To see a map of additional nearby parking ramps go to http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html

If you have any questions, please call Mary Montgomery at 651-266-9088.





CITY OF SAINT PAUL Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6700 Facsimile: 651-228-3220

DATE:

August 19, 2010

TO:

Planning Commission

FROM:

Zoning Committee

SUBJECT:

Results of August 19, 2010 Zoning Committee Hearing

**NEW BUSINESS** 

Staff Recommendation Committee

Approval with

conditions (6 - 0)

Approval with

conditions

1. Lilydale Regional Park (10-614-375)

Conditional Use Permit to allow removal of contaminated and structurally deficient soil and replacement fill in the Floodway

Address:

720 Water St W

North of Ramsey and Dakota County

border, west of Chicago, Saint Paul, Minneapolis and Omaha RR

**District Comment:** 

District 3 made no recommendation

Support:

0 people spoke, 0 letter(s)

Opposition:

0 people spoke, 0 letter(s)

Hearing:

Hearing is closed

Motion:

Approval with conditions

# AGENDA ZONING COMMITTEE OF THE SAINT PAUL PLANNING COMMISSION Thursday, August 19, 2010 3:30 P.M. City Council Chambers Third Floor City Hall - Saint Paul, Minnesota

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

# APPROVAL OF AUGUST 5, 2010, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

# **NEW BUSINESS**

1 10-614-375 Lilydale Regional Park
Conditional Use Permit to allow removal of contaminated and structurally deficient soil and replacement fill in the Floodway
720 Water St W, North of Ramsey and Dakota County border, west of Chicago, Saint Paul, Minneapolis and Omaha RR
R4
Josh Williams 651-266-6659

# **ADJOURNMENT**

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.

### PLANNING COMMISSION

Brian Alton, Chair





CITY OF SAINT PAUL Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6700 Facsimile: 651-228-3220

Date:

August 18, 2010

To:

Comprehensive Planning Committee

From:

Amy Filice (amy.filice@ci.stpaul.mn.us or 651/266-6568)

Subject:

Fifth Amendment to Redevelopment Plan for the Saint Paul Neighborhood

Redevelopment Project Area

# **Background:**

The HRA proposes modifications to the Saint Paul Neighborhood Redevelopment Project Area to enlarge the geographic area included in the project area as set forth in the Fifth Amendment to the Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the *Comprehensive Plan*, and to implement recommendations of studies to implement the *Comprehensive Plan*. The redevelopment activities are expanded by this Fifth Amendment to include the redevelopment activities associated with the construction of market rate rental housing facilities in the downtown and central corridor area of the City.

## Staff recommendations:

- Find that the Fifth Amendment to the Redevelopment Plan conforms to the general plan for development as a whole and with the comprehensive plan of the City; and
- Recommend the Fifth Amendment to the Redevelopment Plan to the City Council and HRA for approval.

# FIFTH AMENDMENT TO REDEVELOPMENT PLAN FOR THE SAINT PAUL NEIGHBORHOOD REDEVELOPMENT PROJECT AREA

INITIAL ADOPTION BY HRA FEBRUARY 25, 1987 CITY COUNCIL ADOPTION MARCH 17, 1987

FIRST AMENDMENT – MAY 1988 SECOND AMENDMENT – SEPTEMBER 1989 THIRD AMENDMENT – MARCH, 1997 FOURTH AMENDMENT – FEBRUARY, 2010 FITH AMENDMENT – SEPTEMBER, 2010

# FIFTH AMENDMENT TO SAINT PAUL NEIGHBORHOOD REDEVELOPMENT PLAN

# I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") proposes to amend the Saint Paul Neighborhood Redevelopment Plan to enlarge the project area, which enlarged area qualifies as a redevelopment project and as blighted and deteriorated areas under Minnesota Statutes, Section 469.002, subdivision 14.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the City of St. Paul's Comprehensive Plan, and to implement recommendations of studies completed, in order to implement the City's Comprehensive Plan. The redevelopment activities are expanded by this Fifth Amendment to include the redevelopment activities associated with the construction of market rate rental housing facilities in the downtown and central corridor area of the City.

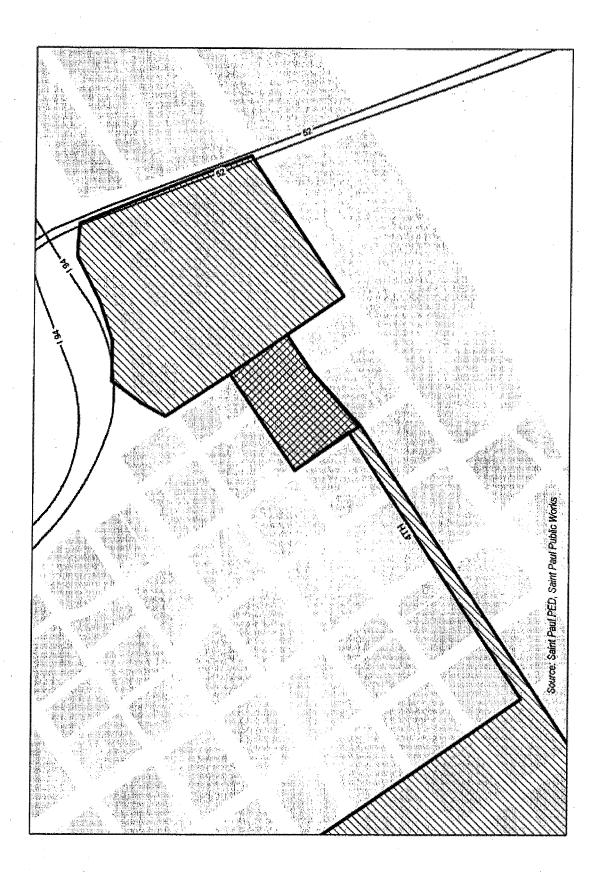
# II. AMENDMENT

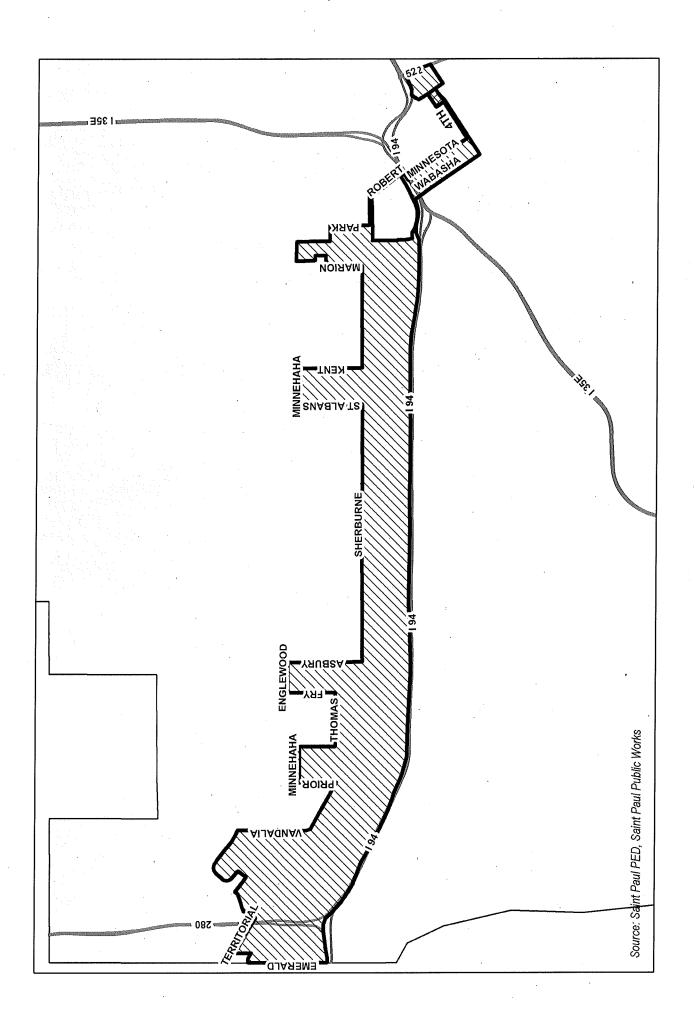
The description of Redevelopment Project Area is amended to add under Part II, paragraph (q) the property described on Exhibit A attached hereto, including all adjacent streets, alleys and public rights of way. The property to be added is the cross-hatched area shown on the map attached as Exhibit B.

# Exhibit A Property to be Added to Redevelopment Project Area (shown by underlining)

Starting at Berry St. and Territorial Road east on Territorial Road across Hwy 280 to Cromwell Ave north on Cromwell Ave to Bayless Pl. east to Hampden Ave. then east on Hampden Ave to Bradford St. north on Bradford St to Wycliff St. then north to Capp Road to Vandalia St. then south on Vandalia St to Charles Ave. east on Charles Ave to N. Prior then north on N. Prior to Minnehaha Ave. east on Minnehaha Ave to N Fairview then south on n Fairview to Thomas Ave. east on Thomas Ave to Fry St. then north on Fry St. to Englewood Ave. east on Engelwood Ave to Asbury St. then south on Asbury St. to Sherburne Ave. east on Sherburne Ave. to St. Albans then north on St. Albans to Minnehaha then east on Minnehaha to Kent and south on Kent to Sherburne and east on Sherburne to Marion St. then north on Marion St. to Como Ave. and follow the access easement north to lot 2, Brand's Subdivision include lot 2, and north to BN railroad then east on BN Railroad to Rice street then south on Rice street, including all adjacent parcels, to Winter St then east on Winter St. to Park St. and south on Park St to University Ave. then east on University Ave to Robert St. then south on Robert St. to Twelfth St. west on Twelfth St to Minnesota St. Then south on Minnesota St, including all adjacent parcels, to 4<sup>th</sup> St. then along the northern boundary of 4<sup>th</sup> St., including all adjacent parcels, east to Wacouta St. then north on Wacouta St. to 5<sup>th</sup> St. then east on 5<sup>th</sup> St. to Broadway St. then north on Broadway to the southern boundary of interstate 94 then east on interstate 94 to Lafayette Road then south on Lafayette Road to Kellogg Blvd then west on Kellogg Blvd to Broadway St then north on Broadway St to and along the southern boundary of 4<sup>th</sup> St, including all adjacent parcels, west to Wabasha St. then north on Wabasha St. to Twelfth St., then west on Twelfth St. to the eastern boundary of Rice St north on Rice St, including all adjacent parcels, to the northern boundary of University Ave east on University Ave, including all adjacent parcels, to Park St. then south to the southern boundary of University Ave. west, including all adjacent parcels, on University Ave to the western boundary of Rice St. then south on Rice St, including all adjacent parcels, to the northern boundary of interstate 94 then west on interstate 94 to Emerald and north on Emerald to University Ave then south on University Ave, including all adjacent parcels, to Berry St. then north on Berry St. to Territorial Rd.

# **EXHIBIT B**





city of saint paul
planning commission resolution
file number
date

# FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SAINT PAUL NEIGHBORHOOD REDEVELOPMENT PROJECT AREA

WHEREAS, Minnesota Statutes, Sections 469.001 to 469.047 (the "Act") authorizes the creation of "redevelopment projects"; and

WHEREAS, a "redevelopment project" is defined in Section 469.002, subdivision 14, as any undertaking to (1) acquire blighted areas and other real property to remove, prevent or reduce blight, blighting factors or the causes of blight; (2) clear acquired land and install streets, utilities and site improvements to prepare the site for development consistent with an adopted redevelopment plan; (3) sell or lease land; (4) prepare a redevelopment plan and other technical and financial plans for site improvements and land development; or (5) conduct an urban renewal project; and

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") has heretofore created the Saint Paul Neighborhood Redevelopment Project Area under the Act as a "redevelopment project" (the "Project") and has adopted a Redevelopment Plan therefor (the "Redevelopment Plan"); and

WHEREAS, the HRA desires to modify the Redevelopment Plan to enlarge the geographic area included in the Project as set forth in the Fifth Amendment to the Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area Plan (the "Fifth Amendment") by adding additional property to the Redevelopment Project Area in connection with a redevelopment project in the city; and

WHEREAS, the Act requires comment from the Planning Commission prior to the City Council and HRA approving the Fifth Amendment; and

WHEREAS, new private investment that fully realizes the potential of the Project Area and meets City goals and objectives is unlikely to occur unless public actions commence to prepare the Project Area for redevelopment and guide its transformation.

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission hereby finds the Fifth Amendment to the Redevelopment Plan conforms to the general plan for development as a whole and with the comprehensive plan of the City and therefore recommends the Fifth Amendment to the Redevelopment Plan to the City Council and HRA for approval.

moved by	
seconded by	
in favor	,
against	